



## **WALLINGFORD TOWN COUNCIL - ALLOTMENT AGREEMENT**

THIS AGREEMENT is made on 2016 BETWEEN The Town Clerk of Wallingford  
Town Council and MR ("the Tenant")

NOW IT IS AGREED as follows

### **1. Interpretation**

- 1.1. Words referring to one gender will be read as referring to any other gender and words referring to the singular will be read as referring to the plural and vice versa.
- 1.2. Where the Tenant is more than one person the obligations and liabilities will be joint and several obligations and liabilities of those persons.
- 1.3. The clause headings do not form part of this Agreement and will not be taken into account in its interpretation.

### **2. Allotment**

- 2.1. The Council agrees to let and the Tenant agrees to take all that piece of land situate at Fir Tree Avenue Allotments ("the Allotment Site") numbered \_\_\_ on the Council's allotment plan.

### **3. Tenancy and Rent**

- 3.1. The Allotment shall be held on a yearly tenancy from 1 April 2016 at an annual rent of £ which is payable to the Council by the Tenant on or before the 1 May each year ("the Rent Day").
- 3.2. 3 months notice of any rent increase will be given by the Council to the Tenant in December to take effect from 1<sup>st</sup> April the following year.
- 3.3. Water supply shall be included in the rental charge.
- 3.4. Where additional amenities are provided on the Allotment Site these will be taken into account when setting the following year's rent.

### **4. Rates and Taxes**

- 4.1. The Council will pay all rates and taxes.

### **5. Cultivation and Use**

- 5.1. The Tenant shall use the plot as an allotment only as defined by the Allotments Act 1922 (that is to say wholly or mainly for the production of



vegetable, fruit and flower crops for consumption or enjoyment by the Tenant and his family) and for no other purpose and keep it free of hazards, e.g. broken glass, asbestos or scrap metal etc., and reasonably free from weeds and noxious plants and in a **good state of cultivation** and fertility and in **good condition**.

5.2. The Tenant may not carry on any trade or business from the Allotment Site (A small amount of surplus produce may be sold as ancillary to the provision of crops for the family.)

5.3. The Tenant shall have at least  $\frac{1}{4}$  of the Allotment under cultivation of crops after 3 months and at least  $\frac{3}{4}$  of the Allotment under cultivation of crops after 9 months and thereafter.

## **6. Prohibition on Under letting**

6.1. The Tenant shall not underlet, assign or part with possession of the Allotment or any part thereof. (This shall not prohibit another person, authorised by the Tenant, from cultivation of the plot for short periods of time when the Tenant is incapacitated by illness or is on holiday, the site representative must be informed of the other person's name with immediate effect.)

## **7. Conduct**

7.1. The Tenant must at all times during the tenancy observe and comply fully with all enactments, statutory instruments, local, parochial or other byelaws, orders or regulations affecting the Allotment Site.

7.2. The Tenant must comply with the conditions of use attached as Schedule 1.

7.3. The Tenant must not cause, permit or suffer any nuisance or annoyance to any other plot holder or neighbouring resident of the Allotment Site and must conduct himself appropriately at all times.

7.4. The Allotment may not be used for any illegal or immoral purposes and the Tenant must observe all relevant legislation or codes of practice relating to activities they carry out on the Allotment.

7.5. The Tenant shall not enter onto any other plot at any time without the express permission of the relevant plot holder.

7.6. Any person who accompanies the Tenant to cultivate or harvest may not at any time enter onto another plot without the express permission of the relevant plot holder. The Tenant is responsible for the actions of children and others entering the Allotment Site with his permission.

7.7. The Tenant must not remove produce from any other plot without the express permission of the relevant plot holder.



## **8. Lease Terms**

- 8.1. The Tenant must observe and perform all conditions and covenants that apply to the Allotment Site contained in any lease under which the Council hold the Allotment Site.

## **9. Termination of Tenancy**

- 9.1. The tenancy of the Allotment shall terminate

- 9.1.1. automatically on the Rent Day next after the death of the Tenant, or
- 9.1.2. by either the Council or the Tenant giving to the other at least three months notice in writing expiring on or before the date of the communication
- 9.1.3. by re-entry by the Council after 3 months previous notice in writing to the Tenant on account of the Allotment being required:
  - 9.1.3.1. for building, mining, or any other industrial purpose or for roads or sewers necessary in connection with any of those purposes, or
  - 9.1.3.2. for any purpose (not being the use of the Allotment for agriculture) for which it was acquired by the Council, or has been appropriated under any statutory provision, or
- 9.1.4. by re-entry if the rent is in arrears for not less than 30 days, or
- 9.1.5. by re-entry if the Tenant is not duly observing the conditions of this tenancy, or
- 9.1.6. by re-entry if the Tenant becomes bankrupt or compounds with his creditors, or
- 9.1.7. by the Council giving the Tenant at least one months notice in writing if, not less than 3 months after the commencement of this Agreement, it appears to the Council that the Tenant is resident more than one mile out of the borough, district or parish.

- 9.2. In the event of the termination of the tenancy the Tenant shall return to the Council any property (keys, etc.) made available to him during the Tenancy and shall leave the plot in a clean and tidy condition.

## **10. Change of Address**

- 10.1. The Tenant must immediately inform the Council of any change of address.

## **11. Notice to Tenant**





## SCHEDULE 1

### Conditions of Use

#### 1. Trees

- 1.1. The Tenant shall not without the written consent of the Council cut or prune any trees, apart from carrying out the recognised pruning practices of fruit trees.
- 1.2. The Tenant shall not plant any trees other than dwarf fruiting trees and or fruiting bushes without the prior consent of the Council.

#### 2. Hedges and Paths

- 2.1. The Tenant shall keep every hedge that forms part of the boundary of his Allotment properly cut and trimmed, all pathways between plots trimmed and well maintained up to the nearest half width by each adjoining tenant, keep all ditches properly cleansed and maintained and keep in repair any other fences and any other gates or sheds on his Allotment.
- 2.2. The Tenant shall not use any barbed or razor wire (or similar) for a fence adjoining any path on the Allotment Site.
- 2.3. Public paths and haulage ways (roads) must be kept clear at all times.
- 2.4. All paths must be kept a minimum of 45 centimetres wide.

#### 3. Inspection

- 3.1. An officer of the Council if so directed may enter allotment for inspection of the state of cultivation and general condition of the plot, sheds, greenhouse type construction (**plastic not glass**), polytunnels and any livestock and full access must be given by the Tenant to the officer at a mutually agreed, mutually convenient time.

#### 4. Water/Hoses /Fires

- 4.1. The Tenant shall practice sensible water conservation, utilise water butts on sheds and other buildings and consider mulching as a water conservation practice.
- 4.2. The Tenant shall have consideration at all times for other tenants when extracting water from water points. No hoses are to be used at any time.
- 4.3. Fires are allowed for the burning of materials from the Allotment only i.e. diseased plants and dried-out organic material that will burn without smoke or hazardous residue, between the hours of 15.00 and 19.00 and 15.00 and dusk in winter. All fires must be attended at all times and not cause a



nuisance to neighbouring residents or other plot holders. All fires must be fully extinguished before leaving the site. The Tenant shall not bring or allow to be brought on to the Allotment Site any materials for the purpose of burning such waste.

## 5. Dogs

- 5.1. The Tenant shall not bring or cause to be brought onto the Allotment Site a dog unless it is held at all times on a short leash, and remains on the Tenant's Allotment only. Any faeces to be removed and disposed of off site by the Tenant.

## 6. Livestock

- 6.1. Except with the prior written consent of the Council the Tenant shall not keep any animals or livestock on the Allotment Garden save rabbits and hens (**no Cockerels**) to the extent permitted by section 12 Allotments Act 1950. (Such animals not to be kept for trade or business purposes and accordingly to be limited in number as the Council may provide in writing.)
- 6.2. Livestock may only be kept in number and conditions specified by the Council in their supplementary leaflets.
- 6.3. Livestock must be kept so that they are not prejudicial to health or a nuisance.

## 7. Buildings and Structures

- 7.1. The Tenant shall not without the written consent of the Council erect any building or pond on the Allotment, provided that consent shall not be refused under this clause for the erection of any building reasonably necessary for the purpose of keeping rabbits or hens or be unreasonably withheld for the erection of a garden shed, greenhouse or polytunnel the maximum size and positioning of which shall be determined by the Council. The Tenant may also require permission from the relevant planning authority.
- 7.2. **Only glass substitutes** such as polycarbonate, perspex or other alternatives may be used in any permitted structures.
- 7.3. The Tenant shall keep all sheds, greenhouses, polytunnels and other structures in good repair to the satisfaction of the Council.
- 7.4. Oil, fuel, lubricants or other inflammable liquids shall not be stored on the allotment site.
- 7.5. No asbestos to be used in the construction of buildings/structures no to be stored on the allotment site
- 7.6. The Council will not be held responsible for loss by accident, fire, theft or damage from Allotment.



## **8. General**

- 8.1. The Tenant shall not deposit or allow other persons to deposit on the Allotment any rubbish, refuse or any decaying matter (except manure and compost in such quantities as may reasonably be required for use in cultivation) or place any matter in the hedges, ditches or dykes in or surrounding the Allotment Site.
- 8.2. The Tenant must cover any manure on the Allotment which has not been dug in.
- 8.3. All non compostable waste shall be removed from the Allotment Site by the Tenant.
- 8.4. The Tenant shall not utilise carpets or underlay on the Allotment.

## **9. Chemicals, Pests, Diseases and Vermin**

- 9.1. Only commercially available products from garden or horticultural suppliers shall be used for the control of pests, diseases or vegetation.
- 9.2. When using any sprays or fertilisers the Tenant must
  - 9.2.1. take all reasonable care to ensure that adjoining hedges, trees and crops are not adversely affected and must make good or replant as necessary should any damage occur, and
  - 9.2.2. so far as possible select and use chemicals, whether for spraying, seed dressing or for any other purpose whatsoever, that will cause the least harm to members of the public, game birds and other wildlife, other than vermin or pests, and
  - 9.2.3. comply at all times with current regulations on the use of such sprays and fertiliser.
- 9.3. The use and storage of chemicals must be in compliance with the all relevant legislation.
- 9.4. Any incidence of vermin (rats) on the Allotment Site must be reported to the Council.

## **10. Identification/Notices**

- 10.1. The Tenant will endeavour to maintain the plot number provided by the Council in good order and ensure it is visible at all times.
- 10.2. The Tenant shall not erect any notice or advertisement on the Allotment Site without prior consent of the Council.



## **11. Car Parking**

11.1. Only the Tenant or persons acting for them shall be permitted to bring cars onto the site and they must be parked in the designated areas for parking shown on the allotment plan and not obstruct the haulage ways at any time.





## **SUPPLEMENTARY LEAFLET 6.2**

### **KEEPING OF HENS**

Under the Allotments Act 1950, Hens NOT Cockerels can be kept on Allotments, but not for trade or business, and as long as they are not a nuisance to other allotment-holders or surrounding residential properties.

The following conditions must be met:-

1. A suitable wire fence must be erected to keep hens within a confined area. (At least 5 feet in height).
2. A suitable roosting house must be provided.
3. Arrangements must be made for the regular disposal of droppings.
4. A pest-proof metal store must be provided for the storage of feed.
5. Monthly inspections will be made to ensure adequate rodent control.
6. Items 1-4 must be in place before livestock is installed.
7. Not more than 5 but not less than 2 hens to be kept on any one allotment plot.
8. The Council reserve the right to dispose of livestock without notice, if it appears to be neglected, or if these conditions are not met.

**N.B. Permission is for “hens only”**